



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

July 8, 2006

REQUEST: Final Subdivision and Development Plan/Lots 3A and 4 of the Port Liberty Industrial Center

RECOMMENDATION: Approval with the following conditions:

- Subject to comments from the Department of General Services
- Compliance with the requirements of the Chesapeake Bay Critical Area Program and flood plain requirements

STAFF: Ervin McDaniel

PETITIONER: Vane Terminal II, LLC and APS Properties I, Inc.

OWNERS: Same

SITE/GENERAL AREA

Site Conditions: The property known as Lot 3A of the Port Liberty Industrial Center is being used as an automobile storage facility and a research and manufacturing facility. The subject property is 4.767± acres in size and is zoned M-3 (heavy industrial). The property known as Lot 4 of Port Liberty Industrial Center is being used as an automobile storage facility and a research and manufacturing facility. The subject property is 3.153± acres in size and is zoned M-3 (heavy industrial).

General Area: These properties are located in the Fairfield Industrial Area in South Baltimore. The properties are surrounded by heavy industrial uses (M-3). This project is located in the Fairfield Urban Renewal Area.

HISTORY

- On October 8, 1998, the Planning Commission approved a Revised Final Subdivision Plan for this property.
- Ordinance #04-810, approved on October 4, 2004 established the Fairfield Urban Renewal Plan.

CONFORMITY TO PLANS

The proposed Final Subdivision and Development Plan are in conformance with the Fairfield Urban Renewal Plan.

ANALYSIS

The applicant is proposing to re-subdivide the property known as Lot 3A of the approved October 8, 1998 Final Subdivision and Development into two parcels known as Lot #3 (4.373 acre) and Lot #4 (0.434 acre) for dispositional purposes. Additionally, the applicant is proposing to re-subdivide the property known as Lot 4 of the approved October 8, 1998 Final Subdivision and Development Plan into three parcels known as Lot #1 (1.900 acres), Lot #2 (0.677 acre.) and Lot #5 (0.576 acre) for dispositional purposes. The following is list of newly created parcel and the manner in which they will be conveyed and consolidate.

- Lot #1 and Lot 4 are to be consolidated and conveyed to and consolidated again with the adjoining property known as 2100 Frankfur Avenue. This property is owned by Vane Terminal, II, LLC.
- Lot #2 is to be conveyed to and consolidated with the adjoining property known as 1920 Frankfur Avenue, owned by Hobelmann Port Services, Inc.
- Lot #5 is to be conveyed to and consolidated with the adjoining Lot #3 property (known as 1850 Frankfur Avenue).

The applicant does not propose any new development on this site. Additionally, there will be easement agreements between the property owners that will cover vehicular access and utilities easements. The following is staff's review of this project:

- Site Plan: The site plan was reviewed and approved by the Site Plan Review Committee. The site plan shows the existing structure on the site, the access and utility easements and the surrounding properties.
- Subdivision and Development Plan Requirements: This proposed subdivision plan conforms to the City's rules and regulations regarding land subdivision within Baltimore City.
- Zoning Code Requirements: The subject site is located within an M-3 zoning district and will not require any zoning action from the Board of Municipal and Zoning Appeals.
- Flood and Critical Area: The site is within the Chesapeake Critical Area and the flood plain. The applicant must comply with requirements of the Chesapeake Bay Critical Area Program and Flood Plain Regulations for Baltimore City.

The Brooklyn and Curtis Bay Coalition was notified about the Final Subdivision and Development Plans for Port Liberty Industrial Center.

Thomas J. Stosur
Director